

TN RE: PETITION FOR ADMIN. VARIANCE  
SE/S Essex Square, 300' SW of  
the c/l of Essex Avenue  
(921 Essex Square)  
15th Election District  
5th Councilmanic District  
  
Kenneth A. Rehak, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-103-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 921 Essex Square, located in the vicinity of Mace Avenue in the heart of Essex. The Petition was filed by the owners of the property, Kenneth A. and Barbara F. Rehak. The Petitioners seek relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) {Section 211.4 R-6, 1958} to permit a rear yard setback of 23 feet in lieu of the minimum 30 feet required for a proposed addition. The subject property and relief sought are more particularly described on the site plan submitted which was marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed a Petition for Administrative Variance and the subject property has been duly posted. There being no requests for public hearing, a decision shall be rendered based upon the documentation contained within the case file.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affida-

ORDER RECEIVED FOR FILING

Date

By

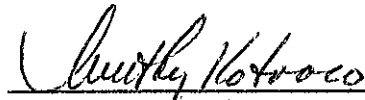
WIC/WH/MLB

vits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13<sup>th</sup> day of October, 1995 that the Petition for Administrative Variance seeking relief from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) {Section 211.4 R-6, 1958} to permit a rear yard setback of 23 feet in lieu of the minimum 30 feet required for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.



TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 10/13/95  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

October 13, 1995

(410) 887-4386

Mr. & Mrs. Kenneth A. Rehak  
921 Essex Square  
Baltimore, Maryland 21221

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
SE/S Essex Square, 300' SW of the c/l of Essex Avenue  
(921 Essex Square)  
15th Election District - 5th Councilmanic District  
Kenneth A. Rehak, et ux - Petitioners  
Case No. 96-103-A

Dear Mr. & Mrs. Rehak:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

File





# Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

96-103-A

921 ESSEX SQ

which is presently zoned DR S.S

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(e) 1B02.3.B (211.4 R-6 old regs, 1958)

To allow a rear yard setback of 23 feet in lieu of the minimum required 30 feet (for a proposed addition).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

DUE TO 30FT SET BACK AT REAR OF HOUSE I NEED  
A VARIANCE TO ADD A 12FT WIDE BY 35FT ACROSS ADDITION  
THAT EXCEEDS BY 7FT

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

State

Zipcode

Legal Owner(s):

KENNETH A. REHAK

(Type or Print Name)

Signature

BARBARA F. REHAK

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted, if

Name

Address

Phone No.

A public hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_, 19\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY:

DATE:

9-15-95

ESTIMATED POSTING DATE:

9/24

Printed with Soybean Ink  
on Recycled Paper

ITEM #:

121

ORDER RECEIVED FOR FILING  
9/13/95

Date

By

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 921 ESSEX SQ  
address  
BALTIMORE MD 21221  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

12 FT X 35 FT ADDITION TO REAR OF  
HOUSE TO FALL 7 FT INSIDE 30 FT SETBACK

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Kenneth A. Rehak  
(signature)  
KENNETH A REHAK  
(type or print name)



Barbara F. Rehak  
(signature)  
BARBARA F. REHAK  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14th day of September, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

of Maryland - Kenneth A. Rehak & Barbara F. Rehak

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

date

NOTARY PUBLIC

My Commission Expires:

FRANK M. SAXON  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires September 24, 1995

MICROFILMED

Item #121  
96-~~121~~  
103-A

ZONING DESCRIPTION FOR 921 Essex Square  
(address)

Beginning at a point on the SE side of  
(north, south, east or west)  
Essex Square which is 40' - RADIUS  
name of street on which property fronts (number of feet of right-of-way width)  
wide at the distance of 300' SW 1/4 of the  
(number of feet) (north, south, east or west)  
centerline of the nearest improved intersecting street ESSEX AVE  
(name of street)

which is 50' wide. \*Being Lot # 13,  
(number of feet of right-of-way width)

Block A, Section # 1 in the subdivision of MACELEE  
(name of subdivision)

as recorded in Baltimore County Plat Book # 25, Folio # 95.

containing                     . Also known as 921 Essex Square  
(square feet or acres) (property address)

and located in the 15 Election District, 5 Councilmanic District.

96-103-A

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
Towson, Maryland

District 13th Date of Posting 9/23/95

Posted for: Variance

Petitioner: Kenneth & Barbara Rehak

Location of property: 901 Essex St. N. W.

Location of Signer: Posting Made by on Property being Zoned &

Remarks: \_\_\_\_\_

Posted by [Signature] Date of return: 9/29/95  
Signature

Number of Signs: 1



BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

Item No. 21  
004871

DATE 9-15-95 ACCOUNT R-001-6150

96-103-A AMOUNT \$ 85.00

RECEIVED FROM: Ken A. Rehax - owner

# site: 921 Essex St.

# Residential VARIANCE

# 010 - RES. VAR. Plan Fee \$50.00

# 080 - sign & post CHRC \$35.00

SEP 15 2 15 PM '95 TOTAL \$85.00

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER  
VALIDATION OR SIGNATURE OF CASHIER



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 21, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-103-A (Item 121)  
921 Essex Square  
SE/S Essex Square, 300' SW of c/l Essex Avenue  
15th Election District - 5th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before September 24, 1995. The closing date (October 10, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Kenneth and Barbara Rehak



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 3, 1995

Mr. and Mrs. Kenneth A. Rehak  
921 Essex Square  
Baltimore, Maryland 21221

RE: Item No.: 121  
Case No.: 96-103-A  
Petitioner: K. A. Rehak

Dear Mr. and Mrs. Rehak:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 15, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



WILSON

BALTIMORE COUNTY, MARYLAND  
I N T E R O F F I C E   C O R R E S P O N D E N C E

TO: Arnold Jablon, Director      DATE: Sept. 29, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
*RWB* Development Plans Review

RE: Zoning Advisory Committee Meeting  
for October 2, 1995  
Items 118, 121 and 122

The Development Plans Review Division has reviewed  
the subject zoning items and we have no comments.

RWB:sw

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 09/28/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: MARYLAND REALTY INVESTMENT CORPORATION

LOCATION: SW/5 BART ALLEN LA., 500' NW OF CENTERLINE EAST DEVONFIELD DR.  
(BECWITH ESTATES)

Item No.: 117                      Zoning Agenda: SPECIAL HEARING

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 118, 121 & 122.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. A MINIMUM ROAD WIDTH OF 16 FEET IS REQUIRED FOR THE ACCESS ROAD FOR LOTS NUMBER 2 THRU 6.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: September 20, 1995

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 72, 118, 121, 122<sup>2</sup>

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

*Jeffrey W. Long*

Division Chief:

*Gary L. Kerns*

PK/JL

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM  
FROM: DEPRM  
Development Coordination  
SUBJECT: Zoning Advisory Committee  
Agenda: 9/25/95

DATE: 9/25/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

118

119

120

121

122

(4)

LS:sp

LETTY2/DEPRM/TXTS8P

MICROFILMED



**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

*9-20-95*

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. *121 (JJB)*

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for* *Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

DIRECTOR PDM  
ARNOLD JABLON

1368-95  
9/15/95  
TO: JLL  
← ? uon  
9/18/95  
A

I WOULD LIKE TO REQUEST  
CONDITIONAL RIGHT TO WORK ORDER  
FOR ITEM #121 RECEIVED CONDITIONAL  
APPROVAL TODAY 9/15/95  
RESIDENTIAL ADDITION

REPLY TO:

SHELTON HARMON

5410 KING ARTHUR CIR  
BALTO. MD. 21237

Kenneth A. Rehak  
921 ESSEX SQ

Dear Mr. Harmon: The staff received your conditional approval request and the young case file. Regrettably no pressing reason to grant the unusual request for conditional approval seems obvious and therefore your request cannot be forthcoming. The young variance will give you a decision within 4 to 5 weeks. Your check is being returned with your letter and this response.

RECEIVED

SEP 15 1995

ZADM

Sincerely

John D. Lewis

Planner II P.D.M.

TO THE COMMISSIONER OF PERMITS:

PER CONVERSATION WITH OUR NEIGHBOR LOCATED AT 921 ESSEX SQ IN  
BALTIMORE COUNTY (KENNETH A. & BARBARA F. REHAK). WE HAVE DISCUSSED THEIR  
NEED TO RECIEVE A VARIANCE TO CONSTRUCT A 12FT WIDE BY 35 FT ACROSS  
ADDITION TO THE REAR OF THEIR HOUSE. THIS ADDITION IS NEEDED SO THAT  
BARBARA'S AILING PARENTS WILL BE ABLE TO MOVE IN WITH THEM. WE HAVE AGREED  
THAT THIS ADDITION WILL NOT INFRINGE ON US OR IN ANY WAY BE DETRIMENTAL  
TO THE NEIGHBORHOOD.

121

SINCERELY

*Dolores Kelly*  
*919 Essex Sq*  
*Balds Md 21221*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
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TO THE COMMISSIONER OF PERMITS:

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TO THE NEIGHBORHOOD.

121

SINCERELY

Anna Oetovici  
924 Mace ave

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

121

TO THE COMMISSIONER OF PERMITS:

PER CONVERSATION WITH OUR NEIGHBOR LOCATED AT 921 ESSEX SQ IN  
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TO THE NEIGHBORHOOD.

121

SINCERELY

*Lorraine Ochab*  
*Lorraine Ochab*  
*923 Essex Sq.*  
*Balto. Md. 21221*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_



PROP ADD IN REAR



121



121



121



121

IN RE: PETITION FOR ADMIN. VARIANCE  
SE/S Essex Square, 300' SW of  
the c/l of Essex Avenue  
(921 Essex Square)  
15th Election District  
5th Councilmanic District  
Kenneth A. Rehak, et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 96-103-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 921 Essex Square, located in the vicinity of Mace Avenue in the heart of Essex. The Petition was filed by the owners of the property, Kenneth A. and Barbara F. Rehak. The Petitioners seek relief from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) [Section 211.4 R-6, 1958] to permit a rear yard setback of 23 feet in lieu of the minimum 30 feet required for a proposed addition. The subject property and relief sought are more particularly described on the site plan submitted which was marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed a Petition for Administrative Variance and the subject property has been duly posted. There being no requests for public hearing, a decision shall be rendered based upon the documentation contained within the case file.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 18<sup>th</sup> day of October, 1995 that the Petition for Administrative Variance seeking relief from Section 1802.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) [Section 211.4 R-6, 1958] to permit a rear yard setback of 23 feet in lieu of the minimum 30 feet required for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

*Timothy M. Kotrocco*  
TIMOTHY M. KOTROCCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 10/19/95  
By 10/20

#### Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 112 Courthouse  
400 Washington Avenue  
Towson, MD 21204

October 13, 1995

(410) 887-4386

Mr. & Mrs. Kenneth A. Rehak  
921 Essex Square  
Baltimore, Maryland 21221

RE: PETITION FOR ADMINISTRATIVE VARIANCE  
SE/S Essex Square, 300' SW of the c/l of Essex Avenue  
(921 Essex Square)  
15th Election District - 5th Councilmanic District  
Kenneth A. Rehak, et ux - Petitioners  
Case No. 96-103-A

Dear Mr. & Mrs. Rehak:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

*Timothy M. Kotrocco*  
TIMOTHY M. KOTROCCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

File

Printed with Soybean Ink  
on Recycled Paper



## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 921 ESSEX SQ  
96-103-A which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.B (211.4 R-6 old regs, 1958) To allow a rear yard setback of 23 feet in lieu of the minimum required 30 feet (for a proposed addition).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

DOE TO 30FT SET BACK AT REAR OF HOUSE I NEED  
AT VARIANCE TO ADD A 12FT WIDE BY 35FT ACROSS ADDITION  
THAT EXCEEDS BY 7 FT

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(Use to identify decedent and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.)

Legal Owner(s)  
KENNETH A. REHAK

(Type or Print Name)  
*Kenneth A. Rehak*

Signature  
*Kenneth A. Rehak*

Address  
921 ESSEX SQ

(Type or Print Name)  
*Barbara F. Rehak*

Signature  
*Barbara F. Rehak*

City  
BALTO

State  
MD

Zip Code  
21221

Name, Address and phone number of representative, if to be contacted  
921 ESSEX SQ 410-687-9178

City  
BALTO

State  
MD

Zip Code  
21221

Name, Address and phone number of representative, if to be contacted  
921 ESSEX SQ 410-687-9178

City  
BALTO

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MD

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21221

Name, Address and phone number of representative, if to be contacted  
921 ESSEX SQ 410-687-9178

City  
BALTO

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BALTO

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MD

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921 ESSEX SQ 410-687-9178

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BALTO

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MD

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

October 3, 1995

Mr. and Mrs. Kenneth A. Rehak  
921 Essex Square  
Baltimore, Maryland 21221

RE: Item No.: 121  
Case No.: 96-103-A  
Petitioner: K. A. Rehak

Dear Mr. and Mrs. Rehak:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 15, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Sept. 29, 1995  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief  
Development Plans Review

RE: Zoning Advisory Committee Meeting  
for October 2, 1995  
Items 118, 121 and 122

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

Baltimore County Government  
Fire Department



700 East Joppa Road, Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 09/28/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: MARYLAND REALTY INVESTMENT CORPORATION

LOCATION: SW/4 BART ALLEN LA., 500' NW OF CENTERLINE EAST DEVONFIELD DR.  
(BECWITH ESTATES)

Item No.: 117 Zoning Agenda: SPECIAL HEARING

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time.  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 118, 121 & 122.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. A MINIMUM ROAD WIDTH OF 16 FEET IS REQUIRED FOR THE ACCESS ROAD FOR LOTS NUMBER 2 THRU 6.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Permits and Development  
Management

DATE: September 20, 1995

FROM: Pat Keller, Director  
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 72, 118, 121, 122

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*

Division Chief: *Carol L. Kenna*

PK/JL

ITEM 72/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ZADM DATE: 9/25/95  
FROM: DEPRM  
Development Coordination  
SUBJECT: Zoning Advisory Committee  
Agenda: 9/25/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:  
118  
119  
120  
121  
122 (1)

LS:sp

LETTY/DEPRM/TXTSP



Maryland Department of Transportation  
State Highway Administration

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 121 (JJS)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
for Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

DIRECTOR PDM  
ARNOLD JABLON

I WOULD LIKE TO REQUEST  
CONDITIONAL RIGHT TO WORK ORDER  
FOR ITEM #121 RECEIVED CONDITIONAL  
APPROVAL TODAY 9/15/95  
RESIDENTIAL ADDITION

REPLY TO:

SHELDON HARMON  
5410 KING ARTHUR CIR  
BALTO. MD. 21237

921 ESSEX SQ

Dear Mr. Harmon: The staff reviewed your conditional approval request and the zoning case file. Regrettably, our passing reason to grant the unusual request for conditional approval seems obvious and therefore your request cannot be forthcoming. The zoning variance will give you a decision within 4 to 5 weeks. Your check is being returned with your letter and the response.

RECEIVED  
SEP 15 1995  
ZADM

Sincerely  
*John D. Harris*  
Planner II, P.D.M.

TO THE COMMISSIONER OF PERMITS:

PER CONVERSATION WITH OUR NEIGHBOR LOCATED AT 921 ESSEX SQ IN BALTIMORE COUNTY (KENNETH A. & BARBARA F. REHAK). WE HAVE DISCUSSED THEIR NEED TO RECEIVE A VARIANCE TO CONSTRUCT A 12FT WIDE BY 35 FT ACROSS ADDITION TO THE REAR OF THEIR HOUSE. THIS ADDITION IS NEEDED SO THAT BARBARA'S AILING PARENTS WILL BE ABLE TO MOVE IN WITH THEM. WE HAVE AGREED THAT THIS ADDITION WILL NOT INFRINGE ON US OR IN ANY WAY BE DETRIMENTAL TO THE NEIGHBORHOOD.

SINCERELY

*John D. Harris*  
John D. Harris  
Planner II, P.D.M.

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SINCERELY

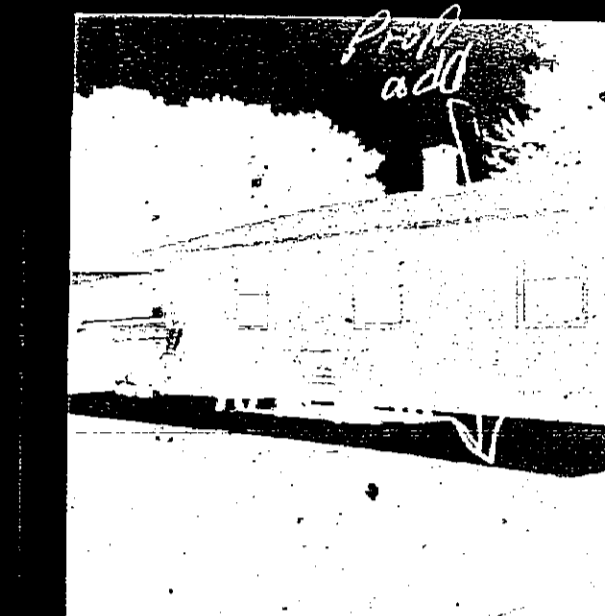
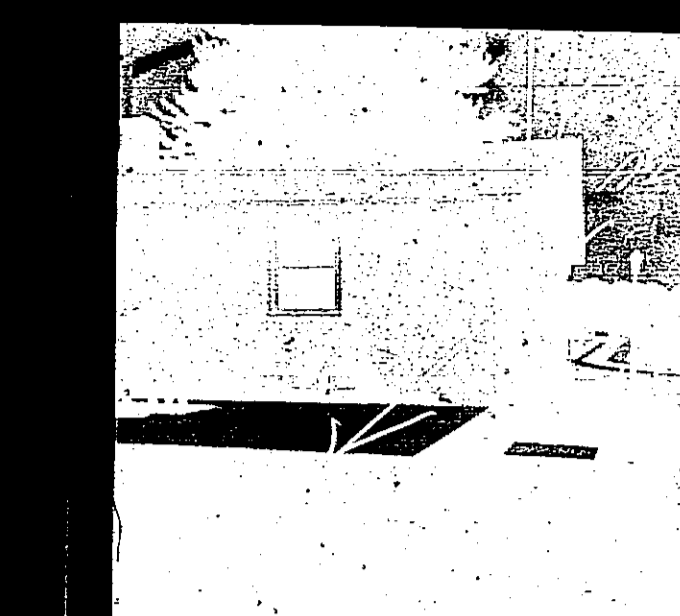
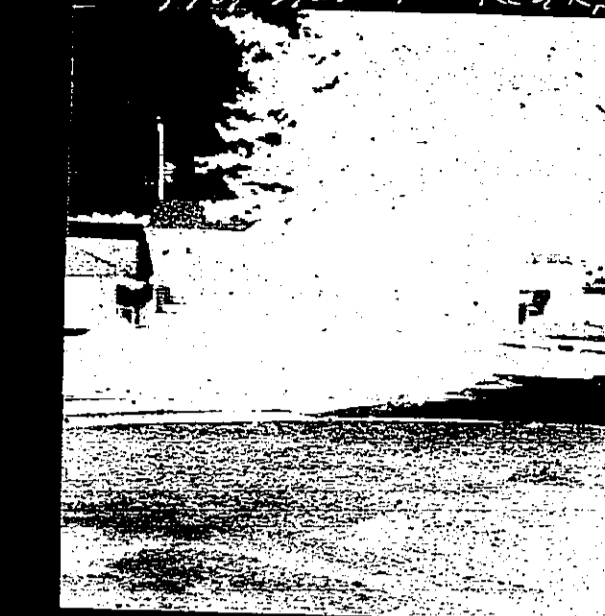
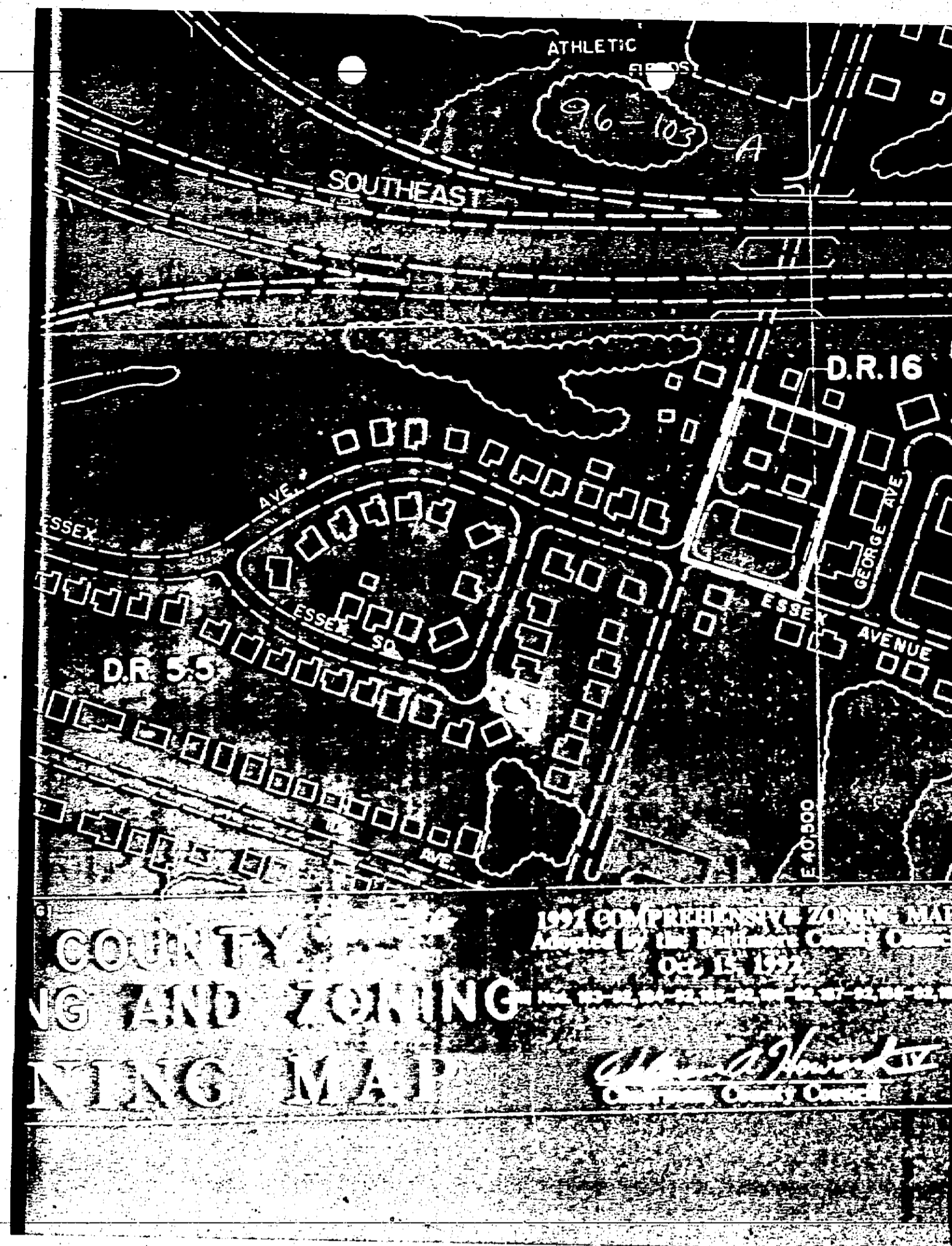
*Anna Dobson*  
934 Mace Ave

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SINCERELY

*Anna Dobson*  
934 Mace Ave  
Baltimore, Md 21221



Plat to accompany Petition for Zoning Variance Special Hearing

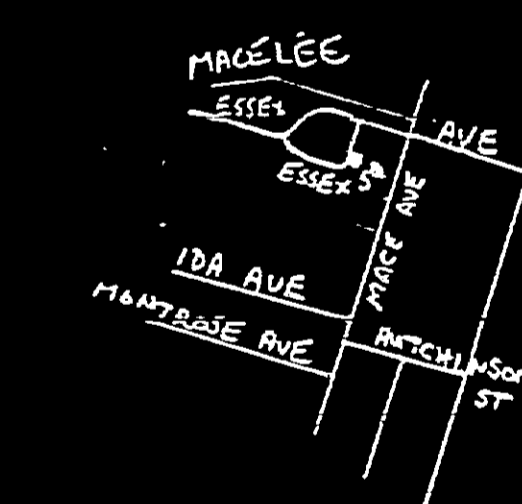
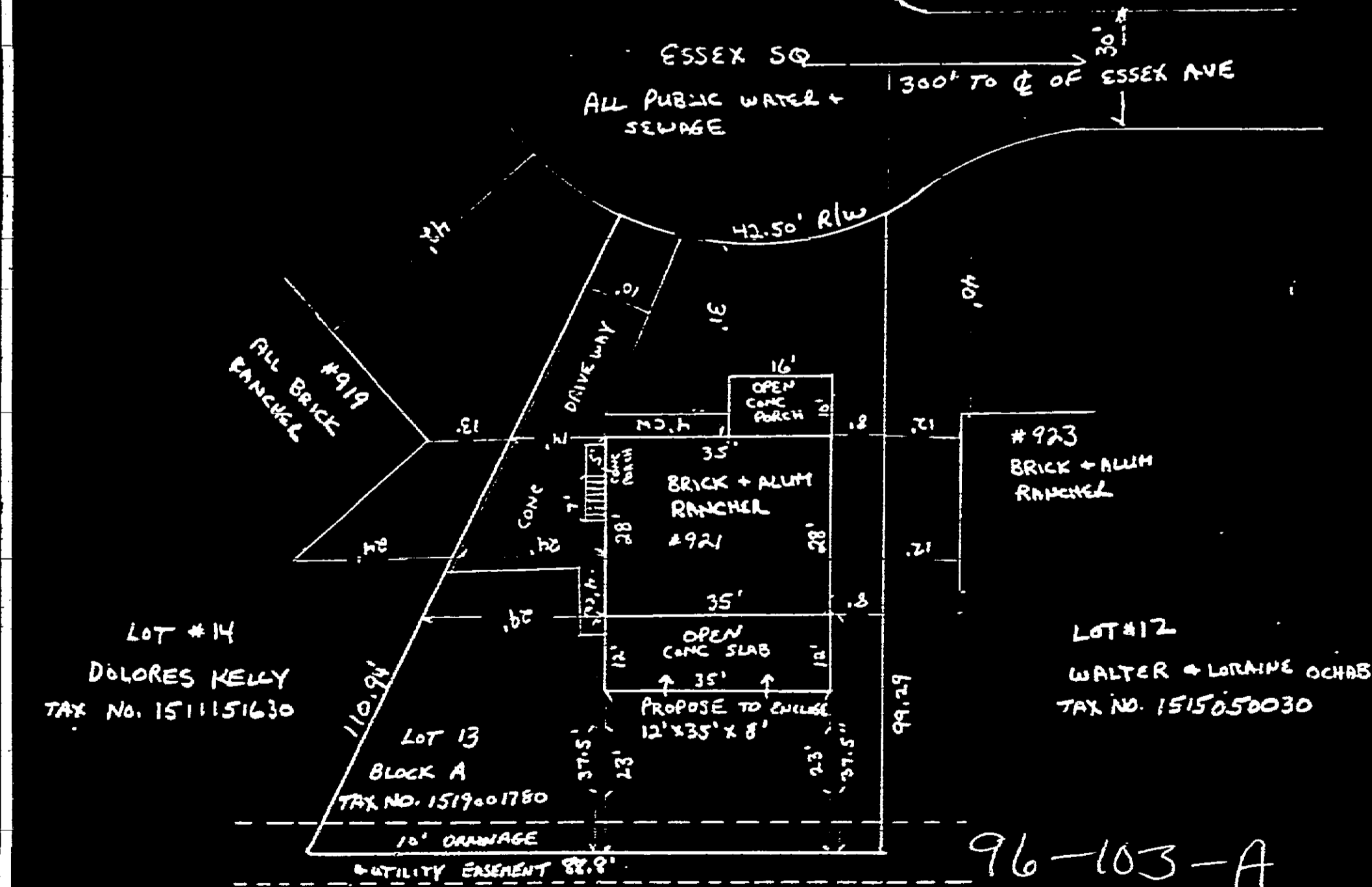
PROPERTY ADDRESS: 921 ESSEX SQ

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: MACELEE

plat book# 25, folio# 95, lot# 13, section#

OWNER: KENNETH A. + BARBARA F. REHAK



Vicinity Map  
scale: 1"=1000'

LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

1"=200' scale map#: NE, 3-6

Zoning: D.R. 55

Lot size: .16 acreage 6760 square feet

SEWER: ☒ public ☐ private  
WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐ yes ☒ no

Prior Zoning Hearings: NONE KNOWN

Zoning Office USE ONLY!

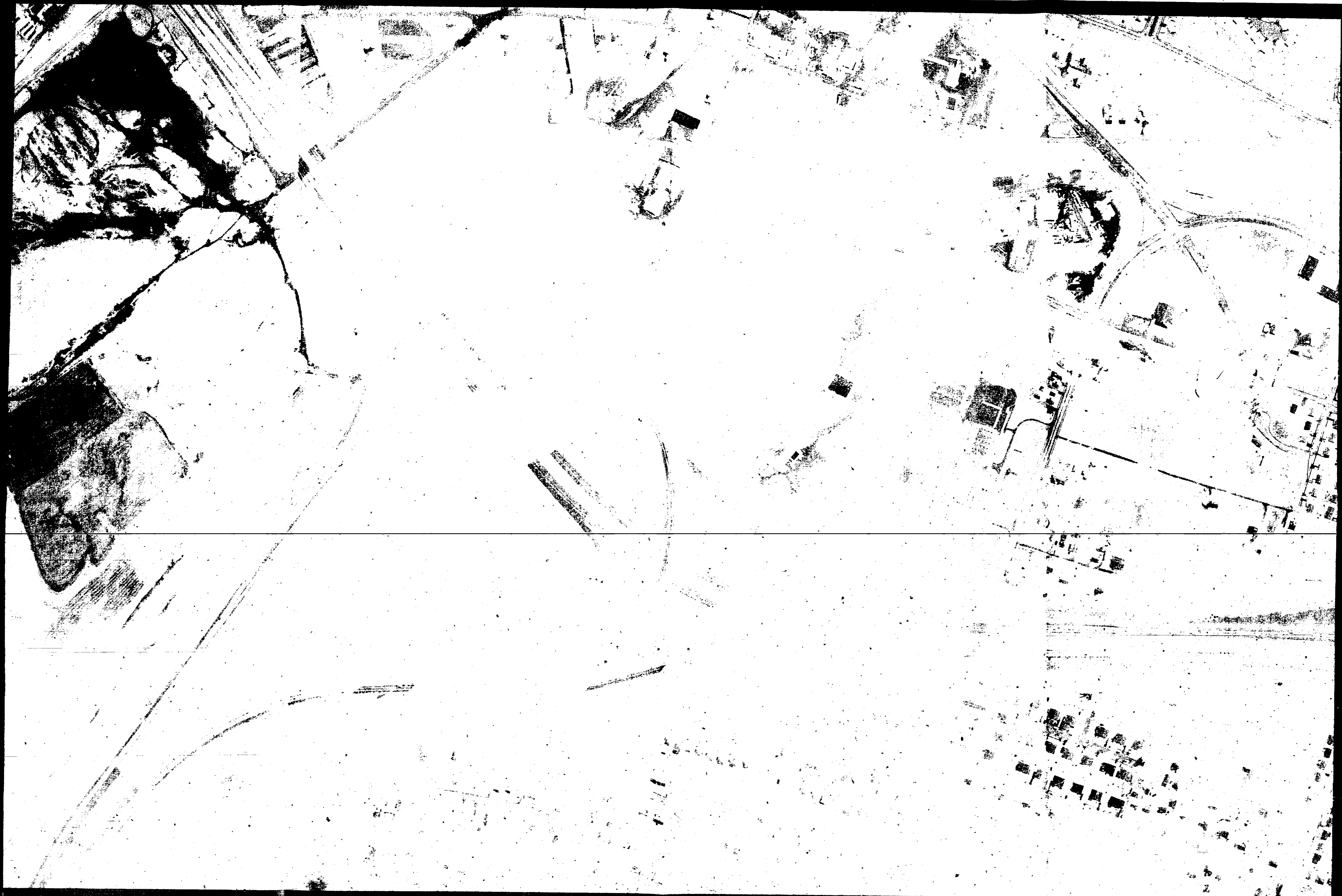
reviewed by: ITEM #: CASE#:

North

date: 9-14-95

prepared by: KENNETH A. REHAK

Scale of Drawing: 1"= 20'



96-103A

121

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSDALE, W.V. 26041

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±		
DATE OF PHOTOGRAPHY JANUARY 1986	STEMMERS RUN	N.E. 3-G